

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
March 23, 2016

The meeting was called to order by President Oates at 8:31 a.m.

The Pledge of Allegiance was recited.

Secretary Steve Curtis called the roll.

Present: Chris Campbell, Johari Miller-Wilson, Larry Oates, David Sturgeon, and Steve Curtis

Absent: Brian Bittner, Patrick Hein

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the February 17, 2016 Redevelopment Commission meeting. Commissioner Sturgeon seconded. The minutes were approved as written 5-0.

Commissioner Curtis moved to approve the minutes of the March 10, 2016 Redevelopment Commission meeting. Commissioner Sturgeon seconded. The minutes were approved as written 5-0.

Project Updates

Projects Manager, Ed Garrison:

- Happy Hollow Project – Moving along. The water line conflict has been resolved. The water main switch was on Monday. They are installing a large MSC wall and a large cut wall on the east side of the road. There will be continued 5 minute delays to traffic to move trucks in and out.
- CSO interceptor – State Street was closed west of River Road and will remain closed until mid May. The goal is to have it open before graduation. There will be continued updates on any traffic pattern changes on www.RiverRoadWL.com. There are also Nixel alerts to let subscribers know of any updates or changes. All businesses are still open and have access them. That information is also on the website. President Oates confirmed that we have adequate signage down there for the commuters to help those businesses.

Other

There was no further old business.

New Business:

Review of Financial Schedules

Treasurer Peter Gray discussed the new format for the financial schedules. These are set up in separate TIF districts to include the status of PO's, current claims and the cash forecast.

President Oates spoke regarding the new financial schedules.

Payment of Claims

Sagamore TIF Claims \$6,379.34

Commissioner Miller-Wilson moved to pay the Sagamore TIF claims. Commissioner Sturgeon seconded.

The roll call vote:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion to approve the payment of the Sagamore TIF claims in the total amount of \$6,379.37 passed 5-0.

KCB TIF Claims \$1,006.83

Commissioner Miller-Wilson moved to pay the KCB TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$1,006.83 passed 5-0.

231 North TIF Claims \$1,006.83

Commissioner Miller-Wilson moved to pay the 231 North TIF claims. Commissioner Campbell seconded.

The roll call vote:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion to approve the payment of the 231 North TIF claims in the total amount of \$1,006.83 passed 5-0.

Levee/Village TIF Claims \$821,539.27

Commissioner Curtis moved to pay the Levee/Village TIF claims. Commissioner Sturgeon seconded.

The roll call vote:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$821,539.27 passed 5-0.

President Oates stated that he'd like the Levee/Village Claims to be broken out into regular claims, CSO Bond Proceeds and the State Street Bond Proceeds.

As an information note, the Board of Works approved payment in the amount of \$119,070 on behalf of the Redevelopment Commission for the State Street Project.

Joint Board Update

Police Chief, Jason Dombkowski, spoke regarding the Joint Board. There is nothing new from last month. There will be a meeting scheduled in April.

RC 2016-8 – Resolution Requesting the Transfer of Funds

Commissioner Curtis moved to approve Resolution RC 2016-5, a Resolution Requesting the Transfer of Funds. Commissioner Campbell seconded. The Commission only budgeted \$100,000 for the surety bond payment, and the final cost was \$119,070. This is a transfer of \$19,070 from Engineering Services into Bond Surety Insurance.

The roll call vote to approve the motion:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion was passed 5-0.

Happy Hollow Footpath – Approval of Agreement

Commissioner Sturgeon moved to approve the Agreement for the Happy Hollow Park Ravine Footpath Repair. Commissioner Campbell seconded. President Oates spoke regarding the background of this agreement. This originally came to the Commission in January, but the Commission needed to review its cash flow due to the State Street Project. Since the Project has now started, the Commission is in a better cash flow position where it can approve this contract. This will be the final phase of this repair.

Parks Commissioner Janet Fawley spoke regarding this project. The contractor is already there finishing up last year's project. Signing this agreement will allow them to continue with the work. The plan is to open the path by the end of the year.

President Oates stated the entire amount of this contract was for \$91,540.00 and it is with Simon Construction. Simon has been doing the last couple phases of this project.

Treasurer Gray stated that the budget for this project was \$91,150, so there is an overage of \$390. That money will come from the Garden Street entrance project from last year which came in under budget by \$450.

The roll call vote to approve the motion:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion was passed 5-0.

Kingston Trail – Amendment No. 1 to Task Order No. 8

Commissioner Miller-Wilson moved the approve Parson Brinckerhoff Amendment No. 1 to Task Order No. 8. Seconded by Commissioner Campbell. President Oates questioned the cash flow availability regarding this contract that is in the amount of \$132,374.00. President Oates stated that the Kingston Trail needs to get started since it is a Federal dollar matching project. He suggested that the Redevelopment Commission approve the contract in an amount not to exceed \$100,000. Ms. Fawley will have to return to the Commission when money becomes available for the remaining \$32,374. This gives them money to get the project going.

Commissioner Sturgeon moved to amend the Professional Services Agreement between the City of West Lafayette Redevelopment Commission and Parsons Brinckerhoff Agreement No. 35687G Amendment No. 1 to Task Order No. 8 to change the amount not to exceed \$100,000. Seconded by Commissioner Campbell.

Tom Brooks spoke regarding the motion to amend the Agreement and the matching of Federal Funds. Ed Garrison explained the timeline process that needs to be met in order to obtain the matching funds.

The roll call vote to approve the amendment:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion was passed 5-0.

The roll call vote to approve the motion as amended:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion was passed 5-0.

Cumberland Ave., Phase III – Final Change Order (Informational Only)

Projects Manager Ed Garrison spoke regarding this project. There is no information regarding this change order for the Commissioners to review. Mr. Garrison is looking for permission to take this to the Board of Works for approval. There was a Final Change Order done once in January that the Board of Works approved. Milestone talked to their subcontractor and found there were items that were unresolved that Milestone was unaware of. There will be no additional funding needed from the Commission, this will be paid out of MVH. There is no action that is needed from this Commission since the money will be spent from other funds.

Sagamore West Lighting – Notice to Bidders and Bid Book

Projects Manager Ed Garrison spoke regarding this project. The Engineering Department is ready to send out requests for bids for the Sagamore West Lighting project. This will be the last Sagamore phase. This will connect Yeager Road to Cumberland Rd on the East/North side of Sagamore Parkway. Cattail Trail was done last year on the West Side. This is set up to use the Sagamore TIF legacy fund. There is no dollar amount at this point, engineering is seeking bids. Tom Brooks confirmed that these documents meet the requirements of the Redevelopment Commission, the City and the State. Commissioner Campbell moved to approve the Notice to Bidders, Instructions to Bidders, Bid Form, Agreement Form, General Conditions, Supplementary Conditions, and Specifications for the Sagamore West Lighting Project. Commissioner Curtis seconded. This motion was approved unanimously.

Memorandum of Understanding – Wabash Landing Apt. Homes

Commissioner Sturgeon moved to approve the Memorandum of Understanding regarding the Wabash Landing Apartment Homes. Commissioner Curtis seconded. Tom Brooks spoke regarding this project. Jimmy Curtis (principal in the Wabash Landing development) has made a request of the RDC regarding a plan to add apartments. The plan is to tear down the side behind the entrance to the garage on the east side of the courtyard. Apartments would be constructed and the Courtyard will be remodeled. Mr. Curtis is requesting that we give him \$1 million dollars to incentivize this development. The Commission has decided to manage the parking garage. The Commission will pay Mr. Curtis up to \$100,000/year based on the increased assessment from the new apartments that are constructed. This money will be used to transform the public component of this development.

The roll call vote to approve the motion:

Aye: Campbell, Miller-Wilson, Oates, Sturgeon, Curtis

Nay:

The motion was passed 5-0.

Other

Tom Brooks updated the Commission regarding the State Street land acquisitions. There have been five condemnation actions against landowners for both the CSO project and the State Street Project.

Public Comment

Public Comment was requested. The mayor spoke regarding the construction that has begun on State Street. He asked that we make people aware that the businesses are still open and encourage them to visit. Tentative date for the next Joint Board meeting is April 21, 2016. The next meeting of the Commission was confirmed.

**Wednesday, April 20, 2016 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room**

Adjourn

There being no further new business. Commissioner Miller-Wilson moved to adjourn. Commissioner Sturgeon seconded. The meeting was adjourned at 9:43 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President